ORDINANCE NO. 2003-24

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS DESIGNATING A CERTAIN AREA OF THE CITY AS NEIGHBORHOOD EMPOWERMENT ZONE #1 PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 378; AND PROVIDING LOCAL INCENTIVES

WHEREAS, the City of Taylor, Texas desires to create the proper economic and social environment to encourage the investment of private resources in productive business enterprises and housing in severely distressed areas of the City; and

WHEREAS, the City of Taylor, Texas desires to increase the quality of social services, education, and public safety provided to residents of the zone; and

WHEREAS, the provision and rehabilitation of affordable housing in the zone is an important element of sustainable neighborhoods; and

WHEREAS, it is necessary and in the best interest of the City to Create Neighborhood Empowerment Zone #1 pursuant to Chapter 378 of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

SECTION 1. That the City designates an area described in Exhibit "A" attached hereto and incorporated herein for designation as Neighborhood Empowerment Zone #1.

SECTION 2. That the City Council finds that the creation of Neighborhood Empowerment Zone #1 will enhance the creation of affordable housing, increase economic development in the zone as well as in the City, increase the quality of social services, education, and public safety provided to residents of the zone, the rehabilitation of affordable housing in the zone, and that the creation of the zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality.

SECTION 3. That the City Council finds that the creation of the zone satisfies the requirements of Section 312.202, Tax Code.

SECTION 4. That the City Council hereby ordains and declares that the following incentives will be provided in the Zone:

- 1. The City will reduce by fifty (50%) percent zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits
- 2. The City will reduce by fifty (50%) percent water and waste water impact fees
- 3. The City may abate real property taxes in accordance with the City's tax abatement Policies, as amended from time to time.

SECTION 5. That if any provision of this ordinance or its application to any person or circumstances is held invalid for any reason, the invalidity does not affect any other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to the extent the provisions of this ordinance are declared to be severable.

SECTION 6. That this ordinance shall take effect from and after its passage as the law and charter in such case provides.

SECTION 7. In accordance with Article VIII, of the City Charter, Ordinance 2003- 24 was introduced before the Taylor City Council on the 7th day of August, 2003.

PAST, APPROVED and ADOPTED by the City Council of Taylor, Texas on the 14th day of August, 2003.

Donald R. Hill, Mayor

ATTEST:

Barbara S. Belz, City Clerk

(Ordinance No. 2003-24)

EXHIBIT "A"

NEIGHBORHOOD EMPOWERMENT ZONE #1

- Point of beginning: North Main and 8th Street
- 2. North on North Main to intersection of Old Thorndale and North Main
- East on Old Thorndale to Porter Street 3.
- North on Porter Street to Hosack Street 4.
- 5. West on Hosack Street to Old Granger Rd
- North on Old Granger to the north lot line of Lot 11, Block 1, Dickson Second Addition 6.
- 7. East along the north lot lines of Lot 11 and 10, Block 1, Dickson Second Addition and Lots 1 through 6, Block 1, Jones Addition to Jones Street
- 8. North on Jones Street to East Lake Drive
- East on East Lake Drive to the west line of the railroad right-of-way. 9.
- 10. South along the west line of the railroad right-of-way to U.S. Highway 79
- 11. East on U.S. Highway 79 to Gym Street
- 12. South on Gym Street to the north right-of-way line of Price Street
- 13. East along the north right-of-way line of Price Street in a straight line to the western property line of the Gemini Inc. property,
- 14. South along the western property line of the Gemini, Inc. property to the south line of the Missouri & Pacific railroad right-of-way
- 15. East along the south line of the Missouri & Pacific railroad right-of-way to the eastern property line of the 18.01 acre Zizinia tract
- 16. South along the eastern property line of the 18.01 acre Zizinia tract to the western property line of the 1.0 acre Gayton Tract
- 17. South and east along the perimeter of the 1.0 acre Gayton Tract to the north boundary line of the 63.88 acre Williamson County Tract
- 18. West along the north boundary of the 63.88 acre Williamson County tract to the centerline of Mustang Creek
- 19. West along the centerline of Mustang Creek to a point in the southern boundary line of a 11.57 acre City of Taylor tract
- 20. West along the 11.57 acre City of Taylor tract to the southeast corner of a 8.23 acre City of Taylor tract
- 21. West along the southern property line of the 8.23 acre City of Taylor tract to the east property line of the M. K. & T. railroad right-of-way
- 22. North along the east property line of the M. K. & T. railroad to the centerline of Mustang Creek
- 23. West along the centerline of Mustang Creek to the east right-of-way line of State Highway 9524. North along the east right-of way-line of State Highway 95 to Second Street
- 25. East on Second Street to Elliott Street
- 26. North on Elliott Street to East 7th Street
- 27. West on East 7th Street to Porter Street
- 28. North on Porter Street to the south lot line of Lot 4, Block 1, Bowers Addition
- 29. West along the south lot line of Lot 4, Block 1, Bowers Addition to the alley
- 30. North along the alley to East 8th Street
- 31. West on East 8th Street to North Main and the point of beginning.

